CERTIFICATE OF OWNERSHIP AND DEDICATION

This is to certify that the undersigned is the owner of the land shown on this plat and hereby acknowledges the same to be the plat of FALLS CREEK SEC. 7 and does hereby dedicate to public use the COURT & PLACE shown thereon.

OWNERS: [signature] PRESIDENT
Canfield-Knopf Development Co.

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON SS

I, DENNIS L. KRAUS, Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of FALLS CREEK SECTION 7 was this day presented to me by CHRIS J. KNOPF, PRESIDENT, known to me, who executed the Certificates in my presence and acknowledge it to be HIS free act and deed.

Witness my hand and seal this 3 day of MARCH, 1993.
My Commission expires: 8 day of JUNE, 1994
[signature] Notary Public

CERTIFICATE OF APPROVAL

Approved this 13th day of April, 1993
LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION
Charles Davis

CERTIFICATE OF RESERVATION OF ELECTRIC & TELEPHONE EASEMENTS

The spaces outlined by dashed lines and marked "electric and telephone easements" are hereby reserved as easements for electric and telephone utility purposes which include: (1) the right of ingress and egress across all lots, access areas, and ways to and from the easements; (2) the right to cut down or trim any trees within the easement; (3) the right to trim or cut down any trees outside easement deemed within 10' of the closest conductor which the easement in a public way; (4) the right to cut down or trim any trees on private property that may be so selective as to prevent a hazard to the utility lines after reasonable notice to the property owner; (5) the right of any utility company using said easements to remove permanent structures or obstructions within the easement. No permanent structures shall be erected within the easement. Fences, shrubbery and flowers may occupy easements area at property owner's risk. The developer is to remove all trees that may interfere with the original construction in the electric and telephone lines to serve this subdivision.

(A) All property owners electric utility service lines shall be underground at locations designated by Louisville Gas and Electric Company from L.G.&E.'s termination point throughout length of service and house lines and through customer's buildings, and title thereto shall remain in, and the cost of installation and maintenance thereof shall be borne and valuation of the respective lot owner upon which the said service line is located.

Appropriate easements are hereby dedicated and reserved to each property owner, together with the rights granted and express over adjoining lots or properties to install, operate and maintain electric service lines to L.G.&E.'s termination points. Location, service lines as installed, shall determine the exact location of said easements.

(B) The electric and telephone easements shown on this plat shall be maintained and preserved in their original condition and no encroachment thereon and no change in the grade or elevation thereof shall be made on any portion of lot owned without the consent in writing of the Louisville Gas and Electric Company and South Central Bell Telephone Company.

(C) Easements for overhead electric transmission and distribution lines, down guys and easements appropriate in connection therewith are reserved over, across and under all open spaces, park, open and drainage ways areas, outlined by dash lines and designated for underground and overhead facilities.

Above ground electric transformers and peedestal may be installed at appropriate points in any electric easement.

In consideration of L.G.&E. making service to the property shown on this plat it is crucial for them to make further extensions of its lines from all overhead and underground distribution lines.

(D) Above ground telephone facilities and pedestals may be installed at appropriate points in any telephone easement.

NOTE

Also the rights to overhang any and lines of wires and cables over adjoining lots.

OWNERS: [signature] President
Canfield-Knopf Development Co.

CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS

An easements for sanitary sewer and drainage purposes are herein reserved on over and under the areas of land and spaces as defined and bounded by dashed lines marked "Sanitary Sewer and Drain Easements", together with the rights of ingress and egress over all lots to and from the easements, for construction, operation and maintenance of sewers and drains over said lands. No permanent structure of any kind is to be placed on, over or under the land which is subject to said easements. The easements shall be for the benefit of the land in the subdivision and other land which easements drains thereon, and said sewers and drains may be constructed by the Louisville and Jefferson County Metropolitan Sewer District, or any other public agency having legal authority for such construction, or by others subject to approval by the Metropolitan Sewer District.

OWNERS: [signature] President
Canfield-Knopf Development Co.

CERTIFICATE OF RESERVATION OF GAS EASEMENT

The spaces outlined by dashed lines and marked "Gas Easement" are hereby reserved as easements for underground gas lines and appurtenances thereto, including the right to construct, operate, maintain, repair and remove such underground gas lines and appurtenances, and the right of ingress and egress over all lots to and from the easements and the right to cut down any trees within the easement that may interfere with the installation or operation of the line. No permanent structure shall be erected within the easement, nor any tree which would said easement to operate may remove permanent structure or obstruction within the easement. Fences, shrubbery and garden may occupy easement area at the property owner's risk.

(A) All property owners gas utility supply lines shall be at locations designated by Louisville Gas and Electric Company from L.G.&E.'s termination point throughout length of service and house lines and through customer's buildings, and title thereto shall remain in, and the cost of installation and maintenance thereof shall be borne individually by the respective lot owner upon which the said gas line serves.

Appropriate easements are hereby dedicated and reserved to each property owner, together with the rights of ingress and egress over adjoining lots or properties to install, operate and maintain gas lines to L.G.&E.'s termination points. Location, as installed, shall determine the exact location of said easements.

OWNERS: N/A

CERTIFICATE OF RESERVATION OF DRAINAGE RETENTION BASIN EASEMENT

Easements for drainage and ponding purposes are herein reserved on and over the land and spaces as defined and bounded by dashed lines, marked "Drainage Retention Basin Easements", together with the rights of ingress and egress over all lots to and from the easements, for construction, operation, maintenance and reconstruction of retention basins and other drainage improvements. No permanent structure of any kind shall be placed on or over the land within said easements, except for drainage structures, pavements and landscape plantings. The easements shall be for the benefit of the land in the subdivision and additional drainage improvements may be constructed by Louisville and Jefferson County Metropolitan Sewer District, Jefferson County, or by any other public agency having legal authority for such construction, or by others subject to approval of the appropriate Sewer District or Jefferson County Works Department. Until such easements areas are accepted for maintenance by said Sewer District, Jefferson County, or another responsible public agency, said areas shall be maintained by the owners of the underlying fee simple title.

OWNERS: N/A

PROPERTY OWNER'S OBLIGATION

Certain improvements in this subdivision are required by the Metropolitan Subdivision Regulations as specified by an approved construction plan on file in the office of the Director of Works. It is the obligation of every property owner in the subdivision not to damage, alter or destroy these improvements and not to allow any commission or activity on his property that will impair the proper functioning of those improvements. For violation of this provision, the property shall be subject to the imposition of a lien for the amount necessary to remedy the violation which may be enforced in the same manner that mortgages are enforced, and persons responsible shall be subject to fine.

NOTICE OF BOND REQUIREMENT

After construction approval and release of the unaccepted subdivision's bond by the Louisville and Jefferson County Planning Commission, the owner of any lot may be required to post a cash bond in the amount of $400.00 as a condition of obtaining a building permit pursuant to Section 2.70 of the Metropolitan Subdivision Regulations.

CERTIFICATE OF RESERVATION OF WATER LINE EASEMENT

Permanent easements for water mains and appurtenances are herein reserved on, over, under and through the areas of land as defined and bounded by dashed lines marked "Louisville Water Company Easement", together with the right of ingress and egress over all lots to and from the easements for construction, maintenance, repairs, removal, replacement, enlargement, reconstruction, inspection and emergency of water mains. No permanent structure of any kind shall be erected or the grade of the surface of the land changed within the said easements without written consent of Louisville Water Company. Fences, shrubbery and gardens may occupy easement area at the owner's risk. Temporary rights are hereby reserved in said land adjacent to the permanent easements herein granted for storage and movement of excavated earth, rock, construction materials, tools, and equipment during construction of said water lines.

N/A

OWNERS

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat and survey were made under my supervision and that the dimension and bearing measurements as noted and on monuments shown hereon, are true and correct to the best of my knowledge and belief. This survey and plat meets or exceeds the minimum standards of governing authorities.

[signature] #2613 3/4/93
Signature PLS # Date

STATE OF KENTUCKY
DENNIS L. KRAUS
2613
REGISTERED
LAND SURVEYOR

NOTES:

1.) THERE SHALL BE NO FURTHER SUBDIVISION OR RESUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN SHOWN ON THIS PLAT, UNLESS APPROVED BY THE PLANNING COMMISSION.

2.) THE LOTS SHOWN ON THIS PLAT SHALL BE LIMITED TO SINGLE FAMILY RESIDENTIAL USE AND SHALL OBSERVE THE YARD REQUIREMENTS OF THE ZONING DISTRICT IN WHICH EACH IS LOCATED.

3.) THE DEPTH OF ALL ROADSIDE SWALES, INCLUDING DRIVEWAY ENTRANCES AND CULVERTS UNDER DRIVEWAYS, SHALL BE ** INCHES BELOW FINISHED STREET CENTERLINE ELEVATION UNLESS OTHERWISE NOTED.

** NOT APPLICABLE SINCE ALL STREETS ARE CURB AND GUTTER.

4.) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK 6746, PG. 436

5.) LOTS 149,150,152–166,& 186 SHALL HAVE NO DIRECT ACCESS TO INTERSTATE 71, OR BARBOUR LANE.

THE FOLLOWING LOTS SHALL HAVE NO MINIMUM OPENING BELOW ELEV. 601.00.

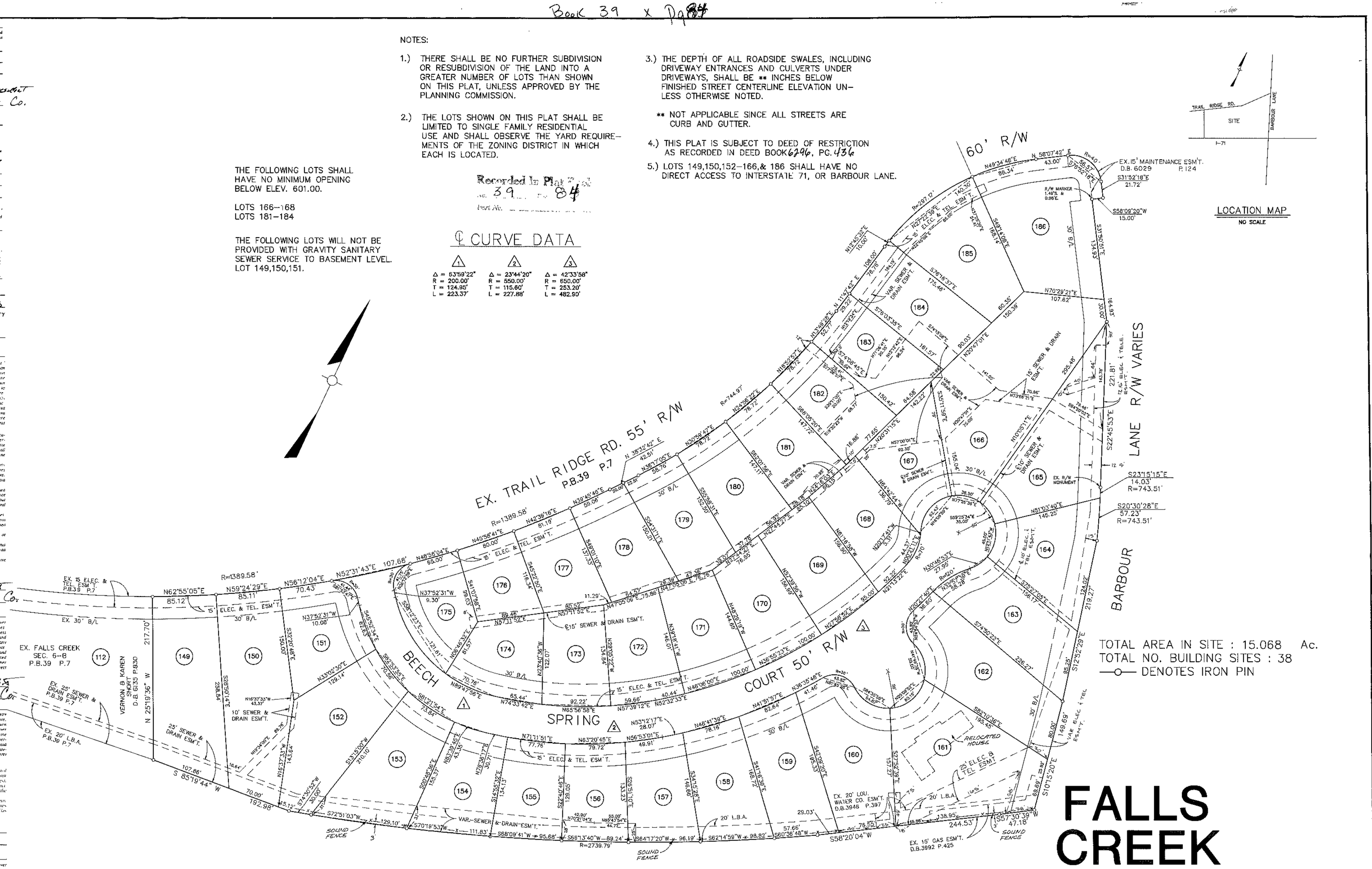
LOTS 166–168
LOTS 181–184

THE FOLLOWING LOTS WILL NOT BE PROVIDED WITH GRAVITY SANITARY SEWER SERVICE TO BASEMENT LEVEL.
LOT 149,150,151.

Recorded In Plat Book No. 39 Page No. 84

℄ CURVE DATA

1	2	3
Δ = 63°59'22"	Δ = 23°44'20"	Δ = 42°33'58"
R = 200.00'	R = 550.00'	R = 650.00'
T = 124.95'	T = 115.60'	T = 253.20'
L = 223.37'	L = 227.88'	L = 482.90'



TOTAL AREA IN SITE : 15.068 Ac.
TOTAL NO. BUILDING SITES : 38
—o— DENOTES IRON PIN

FALLS CREEK

SECTION #7
RECORD PLAT

OWNER & DEVELOPER
CANFIELD–KNOPF
DEVELOPMENT CO.
11414 OLD MAIN ST.
LOUISVILLE, KENTUCKY 40243

MARCH 1993 SCALE: 1"=60'
TAX BLOCK W-5 LOT 71

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
315 WEST MARKET LOUISVILLE, KENTUCKY

Recorded In Plat Book No. 39 Page No. 84

#42950

10-22-92